

Date: September 7, 2016
Project No.: 84062.13

**Engineer's Opinion of Probable Cost
for
Skyview Ridge Subdivision, Revised Phase I
to Provide Water, Sanitary Sewer, Storm Drain, and Street Improvements
Estimate Based on Preliminary Plat Layout Only
Phase I includes Lots 1-4, Block 1 and Lots 1 & 2, Block 2**

Schedule I: Utilities

| Item No. | Quantity | Unit | Description | Unit Price | Subtotal |
|----------|----------|------|--|---------------|-------------|
| 101 | 1 | LS | Mobilization and Insurance | \$26,812.13 = | \$26,812.13 |
| 102 | 1 | EA | Connect to Existing Sanitary Manhole | \$4,500.00 = | \$4,500.00 |
| 103 | 3 | EA | Basic Sanitary Manhole | \$3,500.00 = | \$10,500.00 |
| 104 | 15 | VF | Extra Depth Sanitary Sewer Manhole | \$95.00 = | \$1,425.00 |
| 105 | 1,252 | LF | 8-inch Sanitary Sewer Main | \$40.00 = | \$50,080.00 |
| 106 | 10 | EA | 6-inch Sanitary Sewer Service | \$800.00 = | \$8,000.00 |
| 107 | 280 | LF | 6-inch Sanitary Sewer Service pipe | \$25.00 = | \$7,000.00 |
| 108 | 2 | EA | 8-inch PVC Sanitary Sewer Cap | \$150.00 = | \$300.00 |
| 109 | 1 | EA | Connect to 8-inch Water w/ 8-inch Tapping Tee & Valve | \$2,500.00 = | \$2,500.00 |
| 110 | 1,352 | LF | 8-inch Water Main | \$40.00 = | \$54,080.00 |
| 111 | 12 | EA | 8-inch Gate Valve | \$1,500.00 = | \$18,000.00 |
| 112 | 1 | EA | 8-inch Cross | \$850.00 = | \$850.00 |
| 113 | 3 | EA | 8-inch Tee | \$750.00 = | \$2,250.00 |
| 114 | 5 | EA | 8X8X6-inch Tee | \$750.00 = | \$3,750.00 |
| 115 | - | EA | 8-inch Bend | \$550.00 = | \$0.00 |
| 116 | 5 | EA | Fire Hydrant Assembly (inc. valve & piping) | \$4,500.00 = | \$22,500.00 |
| 117 | 2 | EA | 6-inch Water Service (inc. valve, piping & connection) | \$2,000.00 = | \$4,000.00 |
| 118 | 1 | EA | 4-inch Water Service (inc. valve, piping & connection) | \$1,800.00 = | \$1,800.00 |
| 119 | 6 | EA | 1-inch Water Service on 8-inch Main | \$1,100.00 = | \$6,600.00 |
| 120 | 4 | EA | 2-inch Temporary Blowoff | \$2,000.00 = | \$8,000.00 |
| 121 | 7 | EA | 8-inch Plug & Thrust | \$500.00 = | \$3,500.00 |
| 122 | 1 | EA | Connect to Ex. Storm Drain Manhole | \$3,000.00 = | \$3,000.00 |
| 123 | 4 | EA | Storm Drain Manhole | \$4,000.00 = | \$16,000.00 |
| 124 | 20 | VF | Extra Depth Manhole | \$95.00 = | \$1,900.00 |
| 125 | 617 | LF | 24-inch Storm Drain Pipe | \$80.00 = | \$49,360.00 |
| 126 | 638 | LF | 21-inch Storm Drain Pipe | \$70.00 = | \$44,660.00 |
| 127 | - | LF | 15-inch Storm Drain Pipe | \$60.00 = | \$0.00 |
| 128 | 156 | LF | 12-inch Storm Drain Pipe | \$40.00 = | \$6,240.00 |

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|-----|-----|----|-------------------------------------|---------------------|---|--------------|
| 129 | 6 | EA | Curb Inlet | \$1,750.00 | = | \$10,500.00 |
| 130 | 2 | EA | 21-inch Storm Drain Ccap | \$500.00 | = | \$1,000.00 |
| 131 | 4 | EA | 6-inch Storm Drain Service | \$600.00 | = | \$2,400.00 |
| 132 | 112 | LF | 6-inch Storm Drain Pipe | \$25.00 | = | \$2,800.00 |
| 133 | 1 | LS | Traffic Control During Construction | \$10,000.00 | = | \$10,000.00 |
| | | | | Schedule I Subtotal | = | \$384,307.13 |

Schedule II: Streets

| Item No. | Quantity | Unit | Description | Unit Price | | Subtotal |
|----------|----------|------|--|----------------------|---|--------------|
| 201 | 1 | LS | Mobilization and Insurance | \$14,518.05 | = | \$14,518.05 |
| 202 | 1 | LS | Storm Water Management and Erosion Control | \$7,500.00 | = | \$7,500.00 |
| 203 | 1,889 | CY | Unclassified Excavation - Streets | \$8.00 | = | \$15,112.00 |
| 204 | 2,133 | CY | 1-1/2-inch Base Gravel (12-inch thick) | \$24.00 | = | \$51,192.00 |
| 205 | 2,240 | LF | Curb and Gutter | \$14.00 | = | \$31,360.00 |
| 206 | 648 | SF | Accessibility Ramp | \$7.00 | = | \$4,536.00 |
| 207 | 24 | EA | Truncated Dome Panels | \$150.00 | = | \$3,600.00 |
| 208 | 3,998 | SY | Asphalt Surface Course (3-inch Section) | \$13.00 | = | \$51,974.00 |
| 209 | 1 | EA | Monument and box | \$500.00 | = | \$500.00 |
| 210 | 1 | EA | Street Name Sign with Post | \$400.00 | = | \$400.00 |
| 211 | 1 | EA | Stop Sign with Post | \$400.00 | = | \$400.00 |
| 212 | 1 | LS | Striping Turn Lane (Wicks Lane and Fantan) | \$3,500.00 | = | \$3,500.00 |
| 213 | 1 | LS | Yellow Epoxy Curb Paint | \$3,000.00 | = | \$3,000.00 |
| 214 | 1 | LS | School Crossing (inc. striping & crossing signs) | \$5,000.00 | = | \$5,000.00 |
| 215 | 8 | EA | Nine Button Delineator | \$500.00 | = | \$4,000.00 |
| 216 | 1 | EA | 16-Unit Gang Mailbox with Pad | \$4,500.00 | = | \$4,500.00 |
| 217 | 4 | EA | Road Closed Sign | \$500.00 | = | \$2,000.00 |
| 218 | 1 | LS | Traffic control during construction | \$5,000.00 | = | \$5,000.00 |
| | | | | Schedule II Subtotal | = | \$208,092.05 |

Wicks Lane Improvements

| Item No. | Quantity | Unit | Description | Unit Price | | Subtotal |
|----------|----------|------|--|-------------|---|-------------|
| 301 | 1 | LS | Mobilization and Insurance | \$15,050.85 | = | \$15,050.85 |
| 302 | 1 | LS | Storm Water Management and Erosion Control | \$4,000.00 | = | \$4,000.00 |
| 303 | 2,100 | CY | Unclassified Excavation - Streets | \$8.00 | = | \$16,800.00 |
| 304 | 1,575 | CY | 1-1/2-inch Base Gravel (12-inch thick) | \$24.00 | = | \$37,800.00 |
| 305 | 1,505 | LF | Curb and Gutter | \$14.00 | = | \$21,070.00 |
| 306 | 324 | SF | Accessibility Ramp | \$7.00 | = | \$2,268.00 |
| 307 | 12 | EA | Truncated Dome Panels | \$150.00 | = | \$1,800.00 |
| 308 | 4,220 | SY | Asphalt Surface Course (4-inch Section) | \$17.00 | = | \$71,740.00 |
| 309 | 2 | EA | Monument and box | \$500.00 | = | \$1,000.00 |
| 310 | 1 | EA | Striping Turn Lane (Wicks Lane and Fantan) | \$20,000.00 | = | \$20,000.00 |
| 311 | 1 | EA | Traffic control during construction | \$10,000.00 | = | \$10,000.00 |
| 312 | 2 | LS | 6-inch Sanitary Sewer Service | \$800.00 | = | \$1,600.00 |
| 313 | 120 | LF | 6-inch Sanitary Sewer Service Pipe | \$25.00 | = | \$3,000.00 |
| 314 | 3 | LS | 4-inch Water Service | \$1,800.00 | = | \$5,400.00 |

| | | | | | | |
|---------------------|-----|----|----------------------------|----------|---|--------------|
| 315 | 2 | EA | 6-inch Storm Drain Service | \$600.00 | = | \$1,200.00 |
| 316 | 120 | EA | 6-inch Storm Drain Pipe | \$25.00 | = | \$3,000.00 |
| Wicks Lane Subtotal | | | | | = | \$215,728.85 |

| | | | | | | |
|--|--|--|--|--|---|--------------|
| Construction Subtotal | | | | | = | \$808,128.03 |
| Construction Subtotal Plus Contingency | | | | | = | \$929,347.23 |

| Administrative Fees | | | | | | |
|---------------------------------|--|--|---------------------------------------|-------|---|--------------|
| | | | Engineering Design | 7.50% | = | \$69,701.04 |
| | | | Construction Admin & Inspection | 8.00% | = | \$74,347.78 |
| | | | construction staking | 2.00% | = | \$18,586.94 |
| | | | Materials testing | 2.00% | = | \$18,586.94 |
| | | | City of Billings Private contract fee | 3.50% | = | \$32,527.15 |
| Subtotal of Administrative Fees | | | | | = | \$213,749.86 |

| | | | | | | |
|--|--|--|--|--|---|----------------|
| Construction Total and Administrative Fees | | | | | = | \$1,143,097.09 |
|--|--|--|--|--|---|----------------|

| | | |
|-----------------------------------|---------|----|
| Total Net Lot Square Footage = | 493,056 | SF |
| Square Foot Cost (net lot area) = | \$2.32 | |

Notes:

Quantity estimates based on Preliminary plat layout only - not on actual design

Mobilization and Insurance based on percentage of total schedule cost

Construction contingency

| | |
|--|-------|
| | 7.5 % |
| | 15 % |

All items are complete and in place.

Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.